

# Approved Minutes

City of Bloomington  
Development Review Committee  
November 25, 2014

McLeod Conference Room  
Bloomington Civic Plaza – 1800 West Old Shakopee Road

## Staff Present

Laura McCarthy (Fire Prev) – Chair, 952-563-8965      Michael Centinario (Planning) 952-563-8921  
Kent Smith (Assessing) 952-563-8707      Jen Desrude (Engineering) 952-563-4862  
Duke Johnson (Bldg. & Inspection) 952-563-8959      Denise Dargan (Engineering) 952-563-4629

<i>Item # 2: Informal</i>	Richfield Gymnastics Club
<i>Site address</i>	2000 W 98th Street
<i>Application type</i>	Conditional Use Permit
<i>Staff contact</i>	Centinario, Michael > Ext. 8921
<i>Proposal</i>	<p>Richfield Gymnastics Club (RGC) is looking to gain a Conditional-Use-Permit for 2020-2030 West 98th Street, Bloomington, MN 55431. Landlord is 2000 West 98th, LLC. Landlord's Agent is Kendall Commercial Advisors, Inc. The space consists of 2,720/SF of Office space and 9,885/SF of Warehouse space.</p> <p>RGC's current programming primarily serves girls ages 3-18. We serve on average 200 students in our various classes, and currently have 67 students on the competitive JO and Xcel teams. Based on planned programming, the maximum number of students we would have at one time is 40-50.</p> <p>Most of our clients are a drop off and pick up style. However, with the addition of a viewing area we expect some parents may on occasion stay. We estimate the total (peak) parking spaces we would need to be 40-50, with typical parking less than 25 spaces.</p>
<i>Plat name</i>	Moody Addition
<i>Decision maker</i>	Planning Commission
<i>Replat/Park dedication</i>	No
<i>Reviews</i>	DRC; Planning Commission
<i>Contact 1 name</i>	Mary Lee Tesch-Stevson > tesch-stevson@juno.com > 612-875-5512

## Guests Present

Mary Lee Tesch-Stevson > tesch-stevson@juno.com > 612-875-5512  
Krista Wetschka > kwetschka@gmail.com  
Tom Kendall > tkendall@kendallcommercial.com

## Discussion/Comments:

- Michael Centinario (Planning):
  - Applicant is seeking a Conditional Use Permit for an athletic training facility in an existing office and warehouse building. The space would be divided into office space at the front entrance, a party room, viewing room, and a large open area with the gymnastics equipment.

- Four restrooms would be provided.
- Zoned I-2 – Limited Industry. Athletic training facilities are conditionally-permitted uses.
- Randy Quale (Park and Recreation):
  - No comment
- Kent Smith (Assessing):
  - No comment
- Erik Solie (Environmental Health): Laura McCarthy spoke on behalf of Erik Solie:
  - Explained that tenant will need to speak with Erik Solie to discuss any conditions for vending machine use. Erik Solie's contact information (phone 952-563-8978 or email [esolie@bloomingtonmn.gov](mailto:esolie@bloomingtonmn.gov)).
- Duke Johnson (Building and Inspection):
  - Will have to do SAC determination.
  - Will need handicap restrooms for men and women
    - Kendall asked if it's acceptable to have a unisex ADA accessible restroom. Johnson said they will need separate restrooms for men and women. The code states that since the occupancy load is greater than 20, both restrooms are needed. Kendall mentioned changing access to unisex restroom with direct access from party room. There is limited room for adjusting restrooms without dismantling the restrooms. Johnson mentioned that because there is limited construction, he will see if it can be considered code compliant. Kendall to send letter to Duke Johnson detailing the plans for unisex restroom plus mens and womens restrooms with ADA compliance. Send plans to Michael Centinario in Planning.
  - Viewing room only has one exit.
  - Door swings must go in direction of egress travel, need to swing out.
  - Hand rails on both sides. Kendall will ensure there are handrails.
  - Johnson said back room cannot be used as a stock room if the exit is required to meet egress requirements, according to code. Kendall explained that it's intended to be used as a common area loading dock.
- Laura McCarthy (Fire Prevention):
  - Proper permits for any sprinkler work being completed.
  - Asked what the party room will be used for. Wetschka said birthday parties for typically 9-12 year olds.
  - Occupancy load and proper exiting will be reviewed by Building & Inspection.
  - Asked Duke Johnson if this site will be A or B occupancy. Johnson said it will be B occupancy. McCarthy said occupancy load will be required to be posted .
- Heidi Miller (Police): Laura McCarthy on behalf of police:
  - There is no significant crime wave in this area. Locks, lights, alarms always important. Keep that in mind when designing security.
- Jennifer Desrude (Engineering) provided Public Works comments and noted the following:
  - During construction, cannot park, have storage, or stage equipment on public streets, cannot obstruct public sidewalk.
  - Asked if there is a bike rack and would like one installed and approved by City Engineer. Desrude to send samples to Kendall of bike racks.

- Sewer availability charge is a Met Council charge.
- Michael Centinario (Planning):
  - Parking –
    - In the narrative it is stated that the maximum number of students at any one time would be 50. But there is a party room in the front of the tenant space. Asked if there would there be 50 students and a party taking place simultaneously. This would increase the number of parking stalls required for the use. Applicant noted that the gym space would be used as part of the party, so not used for students and a party at the same time.
    - Received tenant information from the property owner with a recent application for this site. There are approximately 150 parking spaces at the site. Based on the office and warehouse space in the building, recently approved athletic training facility, and the proposed mix of training space and office space for the gymnastics facility, the parking requirement for this site is 137 stalls.
  - In the narrative it is stated that competitions will be held offsite. Asked if it is the plan to have competitions onsite in the future. Tesch-Stevson said there will not.
  - Signage – Because this is a multiple tenant facility, any signage will need to confirm with a Uniform Sign Design (USD) for the property. Signage is handled administratively outside of the CUP process.
  - Planning Commission is the decision maker for this type of conditional use permit. If an application is received by December 3<sup>rd</sup>, the item would be reviewed at the January 8<sup>th</sup> Planning Commission.
  - In order to make the January 8<sup>th</sup> meeting:
    - Fill out development application (provided by Centinario)
    - Update narrative if there are any changes
    - Update floor plan based on comments from DRC.
    - CUP Application fee of \$220